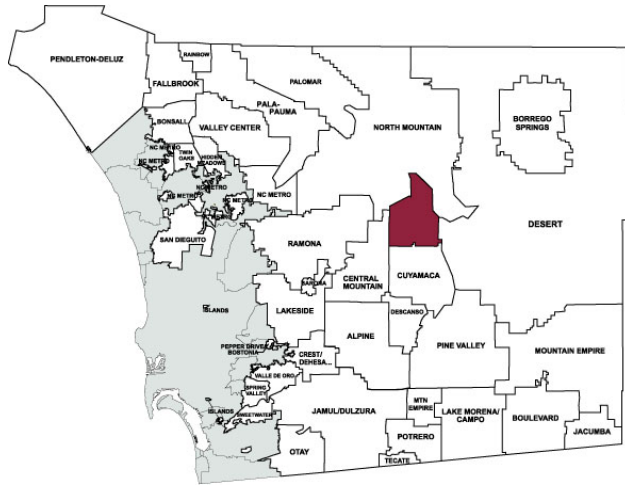


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

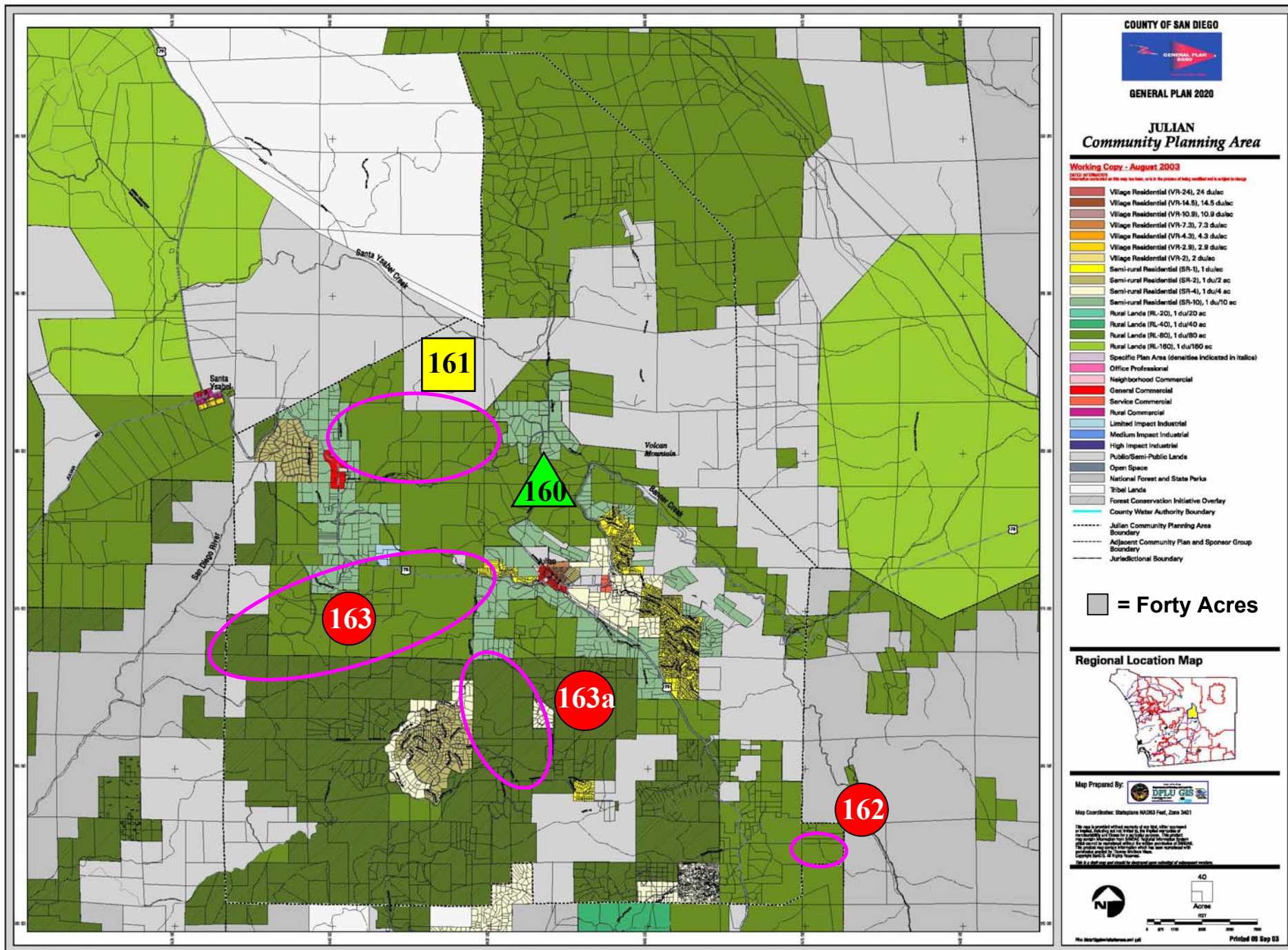
JULIAN



Julian had five properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral meets the GP2020 concepts and planning principles.
- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 3 referrals do not meet the GP2020 concepts and planning principles.

The referrals are located in Rural Lands outside of the existing village of Julian. These areas were designated as Rural Lands because they lack adequate public services and infrastructure as well as possessing biological, groundwater, and/ or slope constraints. Changing these referred properties to Semi-Rural or higher Rural Lands densities would produce more growth in Julian than is targeted, and it may result in a community development pattern that detracts from the rural character, which is an integral part of their existing community and local economy. For these reasons, the Julian Planning Group and Staff recommend one dwelling unit per 80 acres for all Rural Lands in their area.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
160	<p><i>Bonnie Gendron, Gail Tucker, Virginia Moran, Susan Carey, and Maureen Brantly (representing the Julian Planning Group)</i></p> <p>Entire area of community assigned density of 1 du/40 acres (Working Copy – December 2002 map)</p> <ul style="list-style-type: none"> • 16,400 acres • Existing General Plan: 1 du/40 acres 1 du/4,8,20 acres 1 du/2,4,8 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/80 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Rural Lands: 1 du/80 acres</p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – higher density development would be detrimental to existing community character (i.e. open space, dark skies, agricultural activities, abundant plant and animal life) • <i>Reduce public costs</i> – growth is directed away from these remote areas • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowners
161	<p><i>Chris Collins</i></p> <p>Located in the northwestern portion of plan area.</p> <ul style="list-style-type: none"> • 550 acres • Existing General Plan: 1 du/2,4,8 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/10 acres</u> (west of floodplain) and Rural Lands: <u>1 du/80 acres</u> (remainder)</p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> <ul style="list-style-type: none"> · Semi-Rural densities are consistent with land use framework concepts for a Rural Village · Higher density development east of the floodplain would be detrimental to existing community character (i.e. open space, dark skies, agricultural activities, abundant plant and animal life) • <i>Develop a legally defensible general plan</i> – area designated recognizes established context of 10-acre parcels, is physically suitably for the development, and has sufficient vehicular access • <i>Obtain a broad consensus</i> – incorporates preference of community planning group

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
162	<p><i>Laura and Bill Houle</i></p> <p>Located in the southeast corner of plan area.</p> <ul style="list-style-type: none"> • 80 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Change to Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands • <i>Reduce public costs</i> – growth is directed away from these remote areas • <i>Obtain a broad consensus</i> – incorporates preference of community planning group
163	<p><i>Thure Stedt</i></p> <p>Located in the central, western portion of plan area, south of Hwy 78 and west of Hwy 79.</p> <ul style="list-style-type: none"> • 1,570 acres • Existing General Plan: 1 du/2,4,8 acres and portion in Forest Conservation Initiative 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Change to Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – referral would expand sprawl to the west with additional Semi-Rural densities in area categorized as Rural Lands • <i>Reduce public costs</i> – growth is directed away from these remote areas • <i>Obtain a broad consensus</i> – incorporates preference of community planning group
163a	<p><i>Dallas Green</i></p> <p>South of the historic Town Center.</p> <ul style="list-style-type: none"> • 621 acres • Existing General Plan: 1 du/40 acres (FCI) 1 du/2,4,8 acres (underlying density) 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – referral would expand sprawl to the south with additional Semi-Rural densities in area categorized as Rural Lands • <i>Reduce public costs</i> – growth is directed away from these remote areas • <i>Obtain a broad consensus</i> – incorporates preference of community planning group